SPECIAL TOWN MEETING

November 13, 2000

Pursuant to the provisions of the warrant of October 12, 2000, the inhabitants of the Town of Sharon qualified to vote in town affairs met at the Arthur E. Collins Auditorium at 8:00 P.M..

The meeting was called to order by Moderator George E. Donovan. Town Clerk, Marlene B. Chused, read the call and return of the warrant.

The Moderator asked for consent to allow the following non-voters to address the meeting: Soozen Striar Tribuna, Steven Striar, Thomas McShane, Kelly Cardoza, Paul Feldman, Dan Freeman, Michael Laghetto and James Burke.

ARTICLE 1.

MOVED: That the Town raise and appropriate the sum of $12,775,000 to be added to the Conservation Commission Land Acquisition Account so that the Commission may acquire by gift, purchase, or eminent domain, under Massachusetts General Laws, Chapter 79, and/or under Chapter 80A as such eminent domain procedure shall be determined by the Board of Selectmen in the name of the Town the fee and/or a Conservation Restriction <u>and/or the control of the ownership</u> on the following parcels of land or portions thereof:

1. The property shown as Block 5 on Sharon Assessors Map 15, containing 21 acres, more of less, situated off Mansfield Street, and more particularly described as Parcel No. 2 in a deed from Roslyn Siegel, individually and as she is executrix of the Estate of David Siegel, to Roslyn Siegel, dated December 16, 1987 and recorded in the Norfolk County Registry of Deeds in Book 7845, at Page 21; and the property shown as Block 2 on Sharon Assessors Map 15, containing 70 acres, more or less, situated off Mansfield Street, and more particularly described as Parcel 3 in the above-referenced deed;

2. The property known as Rattlesnake Hill, shown as Parcel 9-1 on Sharon Assessors Map 35, containing 311 acres, more or less, situated off Mountain Street, and more particularly described in a deed from Subon Co. to The Rattlesnake Corporation, dated August 17, 1994 and recorded in the Norfolk County Registry of Deeds in Book 10631 at Page 147;

   or as the same may be more particularly described, for the purpose of effecting a public improvement, and provided further that if the Town proceeds with a proposed above-ground water storage tank, standpipe and water pressure system, at the following portion of Rattlesnake Hill, such property shall be excluded from such Conservation Commission acquisition:

The property owned by The Rattlesnake Corporation, shown as Lot 26 on a plan entitled "Plan of Land Mountain Street in Sharon, Mass." dated April 19, 1996, prepared by Youngquist, James & Associates, Inc. and recorded in the Norfolk County Registry of Deeds. Said plan is on file with the Sharon Town Clerk.

And to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is authorized to borrow $12,775,000 under Massachusetts General Laws,, Chapter 44, Section 7; and to authorize the Conservation Commission and/or the Board of Selectmen to enter into such agreements and execute such documents as may be necessary to accomplish the foregoing.

And further that this appropriation shall take effect only if the Town votes at an election held in accordance with G.L.c 59, s 21C(m) to exempt the debt incurred herein from the provisions of Proposition 21/2.

VOTED TO MOVE PREVIOUS QUESTION.
Votes in the affirmative 1387. Votes in the negative 208. A standing vote.

VOTED: That the Town raise and appropriate the sum of $12,775,000 to be added to the Conservation Commission Land Acquisition Account so that the Commission may acquire by gift, purchase, or eminent domain, under Massachusetts General Laws, Chapter 79, and/or under Chapter 80A as such eminent domain procedure shall be determined by the Board of Selectmen in the name of the Town the fee and/or a Conservation Restriction <u>and/or the control of the ownership</u> on the following parcels of land or portions thereof:

1. The property shown as Block 5 on Sharon Assessors Map 15, containing 21 acres, more of less, situated off Mansfield Street, and more particularly described as Parcel No. 2 in a deed from Roslyn Siegel, individually and as she is executrix of the Estate of David Siegel, to Roslyn Siegel, dated December 16, 1987 and recorded in the Norfolk County Registry of Deeds in Book 7845, at Page 21; and the property shown as Block 2 on Sharon Assessors Map 15, containing 70 acres, more or less, situated off Mansfield Street, and more particularly described as Parcel 3 in the above-referenced deed;

2. The property known as Rattlesnake Hill, shown as Parcel 9-1 on Sharon Assessors Map 35, containing 311 acres, more or less, situated off Mountain Street, and more particularly described in a deed from Subon Co. to The Rattlesnake Corporation, dated August 17, 1994 and recorded in the Norfolk County Registry of Deeds in Book 10631 at Page 147;

or as the same may be more particularly described, for the purpose of effecting a public improvement, and provided further that if the Town proceeds with a proposed above-ground water storage tank, standpipe and water pressure system, at the following portion of Rattlesnake Hill, such property shall be excluded from

such Conservation Commission acquisition:

The property owned by The Rattlesnake Corporation, shown as Lot 26 on a plan entitled "Plan of Land Mountain Street in Sharon, Mass." dated April 19, 1996, prepared by Youngquist, James & Associates, Inc. and recorded in the Norfolk County Registry of Deeds. Said plan is on file with the Sharon Town Clerk.

And to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is authorized to borrow $12,775,000 under Massachusetts General Laws,, Chapter 44, Section 7; and to authorize the Conservation Commission and/or the Board of Selectmen to enter into such agreements and execute such documents as may be necessary to accomplish the foregoing.

And further that this appropriation shall take effect only if the Town votes at an election held in accordance with G.L.c 59, s 21C(m) to exempt the debt incurred herein from the provisions of Proposition 21/2.

Votes in the affirmative 1083. Votes in the negative 509. A standing vote.

MOTION TO RECONSIDER ARTICLE 1, NOT CARRIED.

MOTION: To adjourn at 11:00 P.M. or at the completion of action under Article 2 and to reconvene on Tuesday evening, November 14th, 2000 at the Arthur E. Collins Auditorium at 8:00 P.M. **CARRIED.**

ARTICLE 2.

MOVED: That action under Article 2 be indefinitely postponed. (This article proposed the addition of a new Section 4360 to the Zoning By-laws of the Town for flexible recreational developments in various districts.)

MOTION: To move previous question. **CARRIED.**

VOTED: That action under Article 2 be indefinitely postponed.
Votes in the affirmative in excess of 200. Votes in the negative 37. A standing vote.

THE MEETING ADJOURNED AT 11:50 P.M.

Attendance: 1761

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SPECIAL TOWN MEETING

November 14, 2000

Pursuant to the provisions of the warrant of October 31, 2000, the inhabitants of the Town of Sharon qualified to vote in town affairs met at the Arthur E. Collins Auditorium at 8:00 P.M.

The meeting was called to order by Moderator George E. Donovan. Town Clerk, Marlene B. Chused, read the call and return of the warrant.

MOVED: That the Special Town Meeting called for November 14, 2000 adjourn, to reconvene at the Arthur E. Collins Auditorium at the completion of action under Article 7 of the Special Town Meeting that was called for November 13, 2000, and that adjourned until November 14, 2000.

SPECIAL TOWN MEETING

November 13, 2000

The Special Town Meeting of November 13, 2000 was adjourned at 11:50 P.M. to reconvene at the Arthur E. Collins Auditorium on Pond Street on Tuesday, November 14, 2000 at 8:00 P.M. then and there to act on all unfinished business in the Special Town Meeting Warrant of October 12, 2000.

Attest:

Marlene B. Chused
Sharon Town Clerk

November 14, 2000

This is to certify that I have posted a copy of the above notice in accordance with Town By-Laws.

Attest:

Joseph S. Bernstein, Constable
Sharon, Massachusetts

ADJOURNED SPECIAL TOWN MEETING

November 14, 2000

VOTED: That this Special Town Meeting adjourn at the completion of action under Article 7, to reconvene at the Arthur E. Collins Auditorium upon the dissolution of the Special Town Meeting called for November 14, 2000.

MOVED: To reconsider vote under Article 2.

VOTED: To move to an immediate vote. Votes in the affirmative 460. Votes in the negative 72. A standing vote.

MOTION TO RECONSIDER ARTICLE 2, NOT CARRIED.

VOTED: That we adjourn at 11:00 P.M., or after voting on the article under consideration at 11:00 P.M., and reconvene at this auditorium on Monday, November 20th, 2000 at 8:00 P.M.

ARTICLE 3.

MOVED: That the Town raise and appropriate the sum of $225,000 to be expended by the Board of Selectmen and/or the Standing Building Committee and authorize the Board of Selectmen and/or the Standing Building Committee to engage architects and/or consultants for the purposes of preparing feasibility studies for the renovation, alteration, rehabilitation, demolition or remodeling of the existing structures and the possible erection on the premises of a new building or buildings for the following site and uses and to prepare application(s) for grant funds therefor:

(a) A feasibility study and design services which design services would include, without

limitation, design plans and specifications, to include contract documents and estimates of probable construction costs for the use of the Sacred Heart site, which is identified below, as a senior center, and

(b) A feasibility study of the use of the Sacred Heart site for recreational purposes, including without limitation, offices thereon.

The Sacred Heart site consists of the following parcel of land and buildings thereon:

> Said property consists of 2.2 acres, more or less and was acquired by the Town by deed of the Order of the Brothers of the Sacred Heart of New England, Inc. dated December 26, 1974, and recorded at the Norfolk County Registry of Deeds, as authorized by vote of the Special Town Meeting of April 22, 1974.

The above studies shall evaluate the use of the site for both recreational and senior center purposes.

Said feasibility studies shall be undertaken in accordance with the "Guidelines for Feasibility Studies" adopted by the Sharon Standing Building Committee, as the same may be from time to time amended.

And further, that the Town transfer from the Board of Selectmen for library, police or municipal office purposes to the Board of Selectmen for library, police, municipal office, recreation or senior center purposes the care, custody, management and control of said property.

And to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow $225,000 under Massachusetts General Laws, Chapter 44, Section 7.

MOTION: To move to an immediate vote. Votes in the affirmative in excess of 100. Votes in the negative 28. A standing vote. **MOTION CARRIED.**

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of $225,000 to be expended by the Board of Selectmen and/or the Standing Building Committee and authorize the Board of Selectmen and/or the Standing Building Committee to engage architects and/or consultants for the purposes of preparing feasibility studies for the renovation, alteration, rehabilitation, demolition or remodeling of the existing structures and the possible erection on the premises of a new building or buildings for the following site and uses and to prepare application(s) for grant funds therefor:

(a) A feasibility study and design services which design services would include, without limitation, design plans and specifications, to include contract documents and estimates of probable construction costs for the use of the Sacred Heart site, which is identified below, as a

senior center, and

(b) A feasibility study of the use of the Sacred Heart site for recreational purposes, including without limitation, offices thereon.

The Sacred Heart site consists of the following parcel of land and buildings thereon:

> Said property consists of 2.2 acres, more or less and was acquired by the Town by deed of the Order of the Brothers of the Sacred Heart of New England, Inc. dated December 26, 1974, and recorded at the Norfolk County Registry of Deeds, as authorized by vote of the Special Town Meeting of April 22, 1974.

The above studies shall evaluate the use of the site for both recreational and senior center purposes.

Said feasibility studies shall be undertaken in accordance with the "Guidelines for Feasibility Studies" adopted by the Sharon Standing Building Committee, as the same may be from time to time amended.

And further, that the Town transfer from the Board of Selectmen for library, police or municipal office purposes to the Board of Selectmen for library, police, municipal office, recreation or senior center purposes the care, custody, management and control of said property.

And to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow $225,000 under Massachusetts General Laws, Chapter 44, Section 7.

ARTICLE 4.

VOTED: That the Town raise and appropriate the sum of $540,000 to be expended by the Board of Selectmen and authorize the Board of Selectmen to enter into a settlement agreement with Sharon Senior Living Associates, Inc. (SSLA) pursuant to which SSLA shall release all of its right, title and interest to the premises described below; and to enter into such other agreements and execute such documents, all upon such terms and conditions as the Board of Selectmen may deem appropriate to accomplish the foregoing. The "premises" consist of the following parcel of land and the buildings thereon:

> That parcel of land as shown on "Plan of lands in Sharon, Massachusetts showing lands, August 10, 1920, E. Northington, Engineer and received by the Norfolk County Registry of Deeds, August 18, 1920 and filed as Plan No. 4655, Page 96." A copy of said plan is on file with the Town Clerk.

Said premises contain 161,172 square feet +/-, and consist of the entire block bounded by South Pleasant, Chestnut, South Main and Station Streets.

And to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow $540,000 under Massachusetts General Laws, Chapter 44, Section 7.

Votes in the affirmative in excess of 25. Votes in the negative 4. A standing vote.

MOTION TO RECONSIDER ARTICLE 4, NOT CARRIED.

THE MEETING ADJOURNED AT 11:10 P.M.

Attendance: 572

SPECIAL TOWN MEETING

November 13, 2000

The Special Town Meeting of November 13, 2000 was adjourned at 11:00 P.M. to reconvene at the Arthur E. Collins Auditorium on Pond Street on Monday, November 20, 2000 at 8:00 P.M. then and there to act on all unfinished business in the Special Town Meeting Warrant of October 12, 2000.

Attest:
Marlene B. Chused
Sharon Town Clerk

SPECIAL TOWN MEETING

November 14, 2000

The Special Town Meeting of November 14, 2000 was adjourned to reconvene at the Arthur E. Collins Auditorium at the completion of action under Article 7 of the Special Town Meeting that was called for November 13, 2000 and that adjourned until November 20, 2000 at 8:00 then and there to act on all unfinished business in the Special Town Meeting Warrant of October 31, 2000.

Attest:
Marlene B. Chused
Sharon Town Clerk

November 15, 2000

This is to certify that I have posted a copy of the above notice in accordance with Town By-Laws.

Attest:
Joseph S. Bernstein, Constable
Sharon, Massachusetts

ADJOURNED SPECIAL TOWN MEETING

November 20, 2000

ARTICLE 5.

VOTED: That the Town raise and appropriate the sum of $180,000 to be expended by the Board of Selectmen and/or the Standing Building Committee and authorize the Board of Selectmen and/or the Standing Building Committee to engage engineers, architects, and/or consultants for the purpose of preparing feasibility studies which would include, without limitation, design plans and specifications, to include estimates of probable construction costs, for the renovation, alteration, rehabilitation or remodeling of the existing structures and the possible erection on the premises of a new building or buildings for the following sites and uses and to prepare application(s) for grant funds therefor:

(a) A feasibility study of the use of the Wilber School property, which is identified below, for town administration offices, school administration offices, and public library. The Wilber School property consists of the following parcel of land and the buildings thereon:

> That parcel of land as shown on "Plan of lands in Sharon, Massachusetts showing lands, August 10, 1920, E. Northington, Engineer and received by the Norfolk

County Registry of Deeds, August 18, 1920 and filed as Plan No. 4655, Page 96." A copy of said plan is on file with the Town Clerk.

Said premises contain 161,172 square feet +/-, and consist of the entire block bounded by South Pleasant, Chestnut, South Main and Station Streets.

(b) A feasibility study of the use of the Town Hall and Fire Station property, which is identified below, for a joint public safety complex, including without limitation, offices to be used by the Fire Department and Police Department. The Town Hall and Fire Station property consists of the following parcel of land and the buildings thereon:

The parcel of land upon which is presently located the Town Hall and Fire Station, identified more particularly on Sharon Assessor's Map 91, Lot 76 and in a deed from Joel P. Hewins to the Town of Sharon dated February 20, 1883 and recorded in the Norfolk County Registry of Deeds in Book 544, at Page 339.

And to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is authorized to borrow $180,000 under Massachusetts General Laws, Chapter 44, Section 7.

Said feasibility studies shall be undertaken in accordance with the "Guidelines for Feasibility Studies" adopted by the Sharon Standing Buiulding Committee, as the same may be from time to time amended.

Votes in the affirmative in excess of 26. Votes in the negative 2. A standing vote.

ARTICLE 6.

VOTED: That action under Article 6 be indefinitely postponed. (This article proposed raising and appropriating funds for purchase of land, costs of engineering, etc. for an above-ground water storage tank.)

ARTICLE 7.

VOTED: That action under Article 7 be indefinitely postponed. (This article proposed appropriating or transferring funds for upgrades at Cottage Street Elementary School)

Special Town Meeting of November 13, 2000 adjourned to reconvene at this auditorium upon the dissolution of the Special Town Meeting of November 14, 2000.

SPECIAL TOWN MEETING

November 14, 2000

ARTICLE 1.

VOTED: That the Town raise and appropriate $350,000 to be expended by the Standing Building Committee for the costs of design, engineering and architectural services, including, without limitation, financial estimates, for plans and specifications for the remodeling, reconstruction, and making extraordinary repairs to the Cottage Street School for the following: a gym, music room, art room, special education room, library media center, computer room, and/or health room; to come into compliance with the Americans with Disabilities Act and seismic standards; to install sprinklers, to make reapirs to the septic system, and for other improvements to said School.

And to meet this appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow $350,000 under Massachusetts General Laws, Chapter 44, Section7.

Votes in the affirmative in excess of 60. Votes in the negative 13. A standing vote.

VOTED: To dissolve the Special Town Meeting of November 14, 2000.

ADJOURNED SPECIAL TOWN MEETING

November 20, 2000

ARTICLE 8.

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of $150,000 to be expended by the School Committee for the purpose of hiring engineers, architects and/or consultants to conduct a system-wide study of the space needs and building feasibility of all school buildings for the entire school system including, without limitation, the Early Childhood Program. Said study shall be undertaken in accordance with the "Guidelines for Feasibility Studies" adopted by the Sharon Standing Building Committee and shall include consideration of both the alteration, rehabilitation or remodeling of the existing structures and also the demolition of the existing structures and the erection of a new building or buildings.

And to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is authorized to borrow $150,000 under Massachusetts General Laws, Chapter 44, Section 7.

ARTICLE 9.

VOTED: That action under Article 9 be indefinitely postponed. (This article proposed appropriating or transferring funds for feasibility studies of construction, remodeling, etc. for the Middle School.)

MOTION TO RECONSIDER ARTICLE 9, NOT CARRIED.

ARTICLE 10.

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of $200,000 to be expended by the School Committee for the purchase and installation of one temporary classroom for the current school year, including, but without limitation, a permanent modular classroom.

And to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is authorized to borrow $200,000 under Massachusetts General Laws, Chapter 44, Section 7.

ARTICLE 11.

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of $165,000 to be expended by the School Committee and authorize the School Committee to engage engineers, architects, and/or consultants for the purpose of preparing design plans and specifications, to include contract documents and estimates of probable construction costs, for design of a replacement septic system at the East Elementary School and for the construction of the first of two phases of said septic system.

And to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is authorized to borrow $165,000 under Massachusetts General Laws, Chapter 44, Section 7.

ARTICLE 12.

VOTED UNANIMOUSLY: That action under Article 12 be indefinitely postponed. (This article proposed appropriating or transferring funds to supplement the Fire Department budget.)

ARTICLE 13.

VOTED UNANIMOUSLY: That the Town raise and appropriate the sum of $340,000 and authorize the Board of Selectmen, acting as the Board of Water Commissioners, to acquire by gift, purchase, or eminent domain, under Massachusetts General Laws, Chapter 79, in the name of

the Town the following parcels of land, or portions thereof:

1) The property known as 54 South Walpole Street, containing 3 acres, more or less, more particularly described in a deed from Robert S. Steinert to Lucy P. . Steinert and Cornelia A. Steinert, dated January 16, 1995 and recorded in the Norfolk County Registry of Deeds in Book 10800, at Page 528;

2) The property known as 65 South Walpole Street, containing 19.3 acres, more or less, more particularly described as "First Parcel" in a deed from Amory Goddard to Elizabeth A. Goddard, dated December 10, 1983 and recorded in the Norfolk County Registry of Deeds in Book 6313, at Page 88; and

3) The property known as 62 South Walpole Street, containing 4 acres, more or less, more particularly described in a deed from Jane Goddard Steinert to Frederick D. Ballou & Peter B. Loring, trustee of the Goddard Title Trust, dated August 18, 1992 and recorded in the Norfolk County Registry of Deeds in Book 9654, at Page 199;

4) The property known as 100 South Walpole Street, containing 4 acres, more or less, more particularly described in a deed from Jane Goddard Steinert to Elizabeth Afong Goddard, dated May 11, 1989, and recorded in the Norfolk County Registry of Deeds in Book 8320, at Page 308.

Or as the same may be more particularly described, and to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is authorized to borrow $340,000 under Massachusetts General Laws, Chapter 44, Section 7; and further, authorize the Board of Selectmen to enter into such agreements and execute such documents as may be necessary to accomplish the foregoing.

VOTED UNANIMOUSLY: That Articles 14 through 22, except for any of them as to which any voter asks for individual consideration, be considered together and be the subject of a single motion.

VOTED: That the Town amend the Zoning By-Laws and the Zoning Map of the Town exactly as printed in Articles 14 through 22 of the Warrant, except that in Article 19, Section(b) the height shall be 45 feet instead of 42 feet, without the words at the end of each article "or to take any other action relative thereto".

Votes in the affirmative in excess of 15. Votes in the negative 3. A standing vote.

ARTICLE 14.

VOTED UNANIMOUSLY: That the Town amend Section 4342 of the Zoning By-laws of the Town, Other Requirements for Multifamily Development, by deleting subsection (e) in its entirety and adding in its place the following new subsection (e):

(e) There shall be no more than two (2) floors of habitable space within a dwelling unit, provided, however, the number of habitable floors may be increased to allow a third floor of habitable space if each of the following conditions are met:

(i) The third floor of habitable space shall be used only for a den, office, exercise room, hobby room, library, storage room, or other similar use;

(ii) No more than two (2) rooms in the dwelling unit, including the third floor of habitable space, shall be used as bedrooms. For purpose(s) of this section, use of a room for a majority of the days in any six (6) month period for sleeping accommodations shall constitute the use of such rooms as a bedroom;

(iii) The unit owner and the Homeowners' Association, if any, shall enter into a written agreement as provided below in subsection (vi) hereof. Said Agreement shall permit the Association, if any, and the Building Inspector to enter the dwelling unit to monitor compliance with the provisions of this section as a condition for allowing the continued maintenance and use of said third floor of habitable space. Said Agreement shall be enforceable by the Building Inspector and/or the Homeowners' Association;

(iv) The Building Inspector shall not permit the use of said third floor of habitable space without proof that said agreement has been recorded at the Registry of Deeds;

(v) The unit owner and all subsequent unit owners shall provide in any subsequent deed or other conveyance of the dwelling unit notice of the provisions of this section;

(vi) The Planning Board, following a public hearing, shall adopt the form of an agreement suitable for filing at the Registry of Deeds setting forth the requirements of this by-law for execution by each homeowner and the specified Homeowners' Association seeking to make use of this by-law. Said agreement must contain a requirement that the aforesaid unit owner shall deliver a Registry Certified copy of the fully executed duly recorded agreement to the Building Inspector and the Condominium Association certifying under penalties of perjury as to conformity with Section 4342(e).

ARTICLE 15.

VOTED UNANIMOUSLY: That the Town amend the existing Zoning Map of the Town of Sharon as follows:

By removing the following from a General Residence District and establishing the same as a Business District "A":

The parcel of land upon which is presently located the Town Hall and Fire Station, identified more particularly on Sharon Assessor's Map 91, Lot 76 and in a deed from Joel P. Hewins to the Town of Sharon dated February 20, 1883 and recorded in the Norfolk County Registry of Deeds in Book 544, at Page 339.

ARTICLE 16.

VOTED UNANIMOUSLY: That the Town amend Section 6330 of the Zoning By-Laws of the Town, Site Plan approval in Business A & C Districts, by adding the words "reconstruction" to the by-laws so that revised Section 6330 shall read as follows:

Projects Requiring Low Impact Site Plan Approval: Unless a site plan has been endorsed by the Planning Board, no building permit shall be issued in the Business A or the Business C District for:

a. The construction, reconstruction, addition, exterior alteration, or change in use of any structure, other than a single or two-family dwelling, for uses permitted by right or by special permit as identified in Section 2323, or

b. The construction, reconstruction, addition, exterior alteration, or change in use of any structure for uses permitted by special permit as identified in Section 2326.

The Planning Board will establish a two-tier review process. In the opinion of the Planning Board, projects which meet a checklist of criteria adopted by the Planning Board in its rules and regulations as part of the "Design Guidelines for Town Center Business District" shall be approved within 21 days and referred to the Building Department. In the opinion of the Planning Board, projects which do not meet this checklist will be reviewed and a decision filed within 45 days of the determination that further review is required. Such guidelines may be adopted and/or amended from time to time by the Planning Board and are incorporated in this By-Law by reference. Any project including new construction, reconstruction, addition, exterior alteration or change in use that requires 20 or more parking spaces on one lot or in one shared parking area shall be subject to the extended review process as set forth above and in Section 6334. Any project including new construction, reconstruction, addition, exterior alteration or change in use that

requires less than 20 parking spaces on one lot or in one shared parking area shall be subject only to the 21-day review process.

Any alteration or improvements generated in compliance with the Americans with Disabilities Act shall be exempt.

ARTICLE 17.

VOTED UNANIMOUSLY: That the Town amend the definition of "Natural Vegetation Area" in Article V of the Zoning By-laws of the Town, Definitions, by adding the following words: " and no underground piped irrigation systems allowed" so that the definition for "Natural Vegetation Area" will now read in its entirety:

Land having a well established cover of thatch, mulch or leaves characterized by a prevalence of native plants requiring minimal use of fertilizers, herbicides or pesticides and no underground piped irrigation systems allowed.

ARTICLE 18.

VOTED UNANIMOUSLY: That the Town amend Section 2400 of the Zoning By-laws of the Town, Dimensional Regulations, by amending Section 2423, Coverage Limits in Rural and Suburban 2 Districts, by changing the amount of minimum natural vegetation area from forty (40%) percent to fifty (50%) percent, so that the amended third sentence of Section 2423 shall read as follows:

2423. Coverage Limits:

Maximum lot coverage: fifteen (15%) percent.

Maximum area of impervious materials including structures: fifteen (15%) percent.

Minimum natural vegetation area: fifty (50%) percent.

ARTICLE 19.

VOTED UNANIMOUSLY: That the Town amend Section 2465 of the Zoning By-laws of the Town, Maximum Building Height in Business and Professional Districts, by deleting the existing section in its entirety and substituting therefor the following:

(a) Residential uses and all uses in the Professional District: to exceed neither three (3)

stories nor forty (40') feet;

(b) All uses allowed in a Business District A: to exceed neither three (3) stories nor forty-five (45') feet;

(c) Other uses: to exceed neither four (4) stories nor sixty (60') feet.

ARTICLE 20.

VOTED UNANIMOUSLY: That the Town amend Section 2400 of the Zoning By-laws of the Town, Dimensional Regulations, by adding a new Section 2415, Driveways, as follows:

2415. Driveways. All driveways shall be constructed to provide adequate access for all emergency vehicles as determined by the Town Engineer and Fire Chief. Driveways shall not exceed a grade of ten (10%) percent unless either a special waiver or a service disclaimer is obtained from the Fire Chief.

ARTICLE 21.

VOTED UNANIMOUSLY: That the Town amend the Zoning By-Laws of the Town by adopting the following new Section 4700 under Article IV, Special Regulations, entitled "Natural Gas Custody Transfer Facilities" which shall read as follows:

4700. NATURAL GAS CUSTODY TRANSFER FACILITIES.

4710. Purpose.

The purpose of this regulation is to permit the construction and operation of natural gas custody transfer facilities in the Town of Sharon while minimizing their adverse impact on adjacent properties and residential neighborhoods and limiting the number of such facilities to those which are essential. For the purpose of these by-laws, "natural gas custody transfer facility" shall mean a gate station at which natural gas will be received and reduced in pressure for transfer and introduction into the service system.

4720. General Requirements.

No natural gas custody transfer facility shall be constructed or operated except in compliance with the provisions of this section. In all cases, a Special Permit is required from the Zoning Board of Appeals. Any proposed material adjustment or renovation of the facility shall be subject to a new application for a Special Permit.

4730. Application Process.

All applications for a Special Permit for a natural gas custody transfer facilities shall be made and filed on the appropriate form in compliance with the rules and regulations of the Sharon Zoning Board of Appeals. In addition, each applicant must submit the following information as part of its application:

1. A locus plan at a scale of [1" = 100'] which depicts all property lines, precise locations of proposed structure(s), streets, landscape features, and residential dwellings and buildings, which are within a five hundred (500) foot radius of the proposed facility. The plan shall also identify all abutters to the property as shown on the most recent town assessors map; and

2. Engineer's certification that the proposed facility complies with all applicable federal and state standards regulating such facilities.

4740. Special Permit Review.

Applications for a Special Permit for a natural gas custody transfer facility shall be reviewed in accordance with the procedures under Section 6310 of these Zoning By-laws. In addition, every applicant must demonstrate that the proposed natural gas transfer facility provides adequate safeguards to protect the public, control noise and other emissions, and complies with the applicable building height limitations contained in Section 2400 et. seq. of these By-laws.

And to see if the Town will vote to amend the Zoning By-Laws of the Town to allow Natural Gas Custody Transfer Facilities in all zoning districts by Special Permit, by adopting the following new sections under Article II, District Regulations, which shall read as follows:

2315(c)(4): Natural gas custody transfer facilities or gate stations as provided in Section 4700.

2326(k): Natural gas custody transfer facilities or gate stations as provided in Section 4700.

2334(f): Natural gas custody transfer facilities or gate stations as provided in Section 4700.

2343: Uses Allowed by Special Permit:

(a) Natural gas custody transfer facilities or gate stations as provided in Section 4700.

ARTICLE 22.

VOTED UNANIMOUSLY: That the Town amend Section 3400 of the Zoning By-laws of the Town, Development Scheduling, by adding the following new provisions to Section 3430, Rate:

> One Hundred (100) new building permits allowed in any given two (2) year period. If approvals exceed fifty (50) units in one year, the Building Inspector will allow a maximum of twenty-four (24) lots released from any subdivision in a given calendar year. Exceptions: Low income housing and rebuilding of destroyed homes.

And by deleting the following sections in their entirety: Section 3431, Moderate Building, Section 3432, Rapid Building, and Section 3433, Extremely Rapid Building.

ARTICLE 23.

VOTED: That the Town transfer from the Board of Selectmen for landfill purposes to the Board of Selectmen for recreational purposes the care, custody, management and control of a parcel of land located on Mountain Street known as the Mountain Street Landfill, more particularly described as follows:

PARCEL 1. The land marked "Frances R. Hudson Land - 24 acres, more or less - Assessors Plan 55R-14" on "Plan of Land in Sharon, Norfolk County, Massachusetts," dated December 1, 1965, by Walter L. Reeve," subject, however, to a twelve (12) foot right-of-way leading northerly from the end of Whippoorwill Road, so-called, and excluding the land marked "George T. Jackson" and the land marked "Henry Thomas."

PARCEL 2. The land marked "Area of this Parcel 5.3 acres, more or less" on the plan above mentioned, subject, however, to a twenty (20) foot right-of-way shown as Whippoorwill Road, and excluding the land marked "Carl L. Thomas" and the land marked "George T. Jackson."

The aforesaid being the land acquired by the Town by Order of Taking dated April 20, 1967, recorded with the Norfolk County Registry of Deeds on May 5, 1967.

Votes in the affirmative in excess of 20. Votes in the negative 4. A standing vote.

ARTICLE 24.

VOTED: That the Town authorize a revolving fund to be known as the Parking Lot Fund in accordance with the provisions of Massachusetts General Laws Chapter 44, Section 53E ½.

The purpose of the fund is to provide and pay for the maintenance, repair, improvement, monitoring, and operation, including payment for public liability coverage for municipal parking lots within the Town that are subject to the control of the Board of Selectmen, including, but not limited to the parking lot located on Pond Street which was accepted at Special Town Meeting on June 21, 1978 by gift of the Sharon Civic Foundation, and/or to purchase or lease additional parking lots, and in general for any traffic control or traffic safety purposes. Receipts to be deposited to this fund shall be solely derived from the receipt of parking fees and charges. The Board of Selectmen shall be authorized to administer and expend from this fund.

Expenditures in Fiscal Year 2001 shall not exceed the balance to be deposited in the fund during FY 2001 and in any event shall not exceed fifty thousand ($50,000.00) dollars.

ARTICLE 25.

VOTED UNANIMOUSLY: That the Town authorize the Board of Selectmen to petition the General Court of the Commonwealth of Massachusetts to authorize the Board of Selectmen to cause to be placed on the official ballot used in Sharon by the registered voters for the election of officers at an annual town meeting the following question: "Shall the Board of Selectmen be authorized to grant licenses to restaurants and function rooms having a seating capacity of not less than 50 persons for the sale therein of wines and malt beverages (wines and beer, ale, and all other malt beverages)," and further to take such other actions in connection with said petition as said Board may deem necessary and appropriate.

ARTICLE 26.

VOTED UNANIMOUSLY: That the Town amend the Scenic Roads Section of the General By-laws of the Town so as to include Morse Street in the list of scenic roads designated by the Town in accordance with the provisions of Section 15C of Chapter 40 of the General Laws.

ARTICLE 27.

VOTED UNANIMOUSLY: That the Town authorize the Board of Selectmen to accept, on behalf of the Town, a gift of easement from Harry M. Berg and Ruth A. Berg over a private way known as Van Norden Road, in the form on file with the Town Clerk. The easement is shown on a plan entitled "Subdivision Plan of Land in Sharon, Mass." by Norwood Engineering Co., Inc.

dated February 7, 1985 recorded in the Norfolk Registry of Deeds as Plan No. 683 of 1985 in Plan Book 323. This easement is to be acquired in order to provide emergency access to the Mink Trap Estates subdivision, as required by the Planning Board.

MEETING DISSOLVED AT 10:50 P.M.

Attendance: 304

ATTEST:
MARLENE B. CHUSED
SHARON TOWN CLERK

SPECIAL TOWN MEETING
NOVEMBER 13, 2000

ARTICLE		APPROPRIATION	BORROWING
1	RATTLESNAKE/MANSFIELD ST. ACQUISITION	12,775,000.00	12,775,000.00
3	SENIOR CENTER DESIGN	225,000.00	225,000.00
4	WILBER SCHOOL SETTLEMENT	540,000.00	540,000.00
5	WILBER/TOWN HALL FEASIBILITY STUDY	180,000.00	180,000.00
8	SCHOOL WIDE FEASIBILITY STUDY	150,000.00	150,000.00
10	PORTABLE CLASSROOM	200,000.00	200,000.00
11	EAST SEPTIC SYS PHASE 1	165,000.00	165,000.00
	TOTAL		14,235,000.00

SPECIAL TOWN MEETING
NOVEMBER 14, 2000

ARTICLE		APPROPRIATION	BORROWING
1	COTTAGE ST.DESIGN	350,000.00	350,000.00
	TOTAL		350,000.00